| 121.0 | 0002 | 0001.A | 1 of 1 | Commercial | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,410,700 / | 1,410,700 |
| | | | | | USE VALUE: | 1,410,700 / | 1,410,700 |
| | | | | | ASSESSED: | 1,410,700 / | 1,410,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 118 | | PLEASANT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | 118 PLEASANT ST REALTY LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 235 SUDBURY RD |
| Street 2: | |
| Twn/City: | CONCORD |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 01742 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | 118 PLEASANT STREET REALTY LLC - |
| Owner 2: | - |
| Street 1: | 235 SUDBURY RD |
| Twn/City: | CONCORD |
| St/Prov: | MA Cntry: |
| Postal: | 01742 |

## NARRATIVE DESCRIPTION

This parcel contains 20,207 Sq. Ft. of land mainly classified as Daycare with a Day Care Building built about 1925, having primarily Stucco Exterior and 4214 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R4 | TOWNHOU | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 352 | 20207.000 | 575,200 | 5,500 | 830,000 | 1,410,700 |
| Total Card | 0.464 | 575,200 | 5,500 | 830,000 | 1,410,700 |
| Total Parcel | 0.464 | 575,200 | 5,500 | 830,000 | 1,410,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.77 | /Parcel: 334.7

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 77883
GIS Ref:
GIS Ref:
Insp Date: 11/16/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 121.0-0002-0001.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 352 | FV | 577,700 | 5500 | 20,207. | 816,400 | 1,399,600 | 1,399,600 | Year End Roll | 12/18/2019 |
| 2019 | 352 | FV | 367,200 | 126000 | 20,207. | 762,000 | 1,255,200 | 1,255,200 | Year End Roll | 1/3/2019 |
| 2018 | 352 | FV | 367,200 | 126000 | 20,207. | 680,300 | 1,173,500 | 1,173,500 | Year End Roll | 12/20/2017 |
| 2017 | 352 | FV | 367,200 | 126000 | 20,207. | 598,700 | 1,091,900 | 1,091,900 | Year End Roll | 1/3/2017 |
| 2016 | 352 | FV | 367,200 | 126000 | 20,207. | 449,000 | 942,200 | 942,200 | Year End | 1/4/2016 |
| 2015 | 352 | FV | 269,800 | 129600 | 20,207. | 408,200 | 807,600 | 807,600 | Year End Roll | 12/11/2014 |
| 2014 | 352 | FV | 269,800 | 129600 | 20,207. | 408,200 | 807,600 | 807,600 | Year End Roll | 12/16/2013 |
| 2013 | 352 | FV | 269,800 | 129600 | 20,207. | 408,200 | 807,600 | 807,600 | | 12/13/2012 |

!9350!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 23:50:32 |

## LAST REV

| Date | Time |
|---|---|
| 09/03/19 | 10:59:56 |

apro

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 77883 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9350

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FOLEY SUZANNE/T | 69820-483 | | 8/24/2017 | Convenience | 1 | No | No | | |
| O`HARE HARRY /E | 24784-87 | | 8/16/1994 | | 550,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/21/2015 | 986 | Sign | 5,000 | | 7/21/2015 | | | Replace sign same |
| 1/20/2015 | 70 | Manual | 8,840 | | | | | Replace sheet meta |
| 6/11/2013 | 833 | Re-Roof | 5,400 | | | | | |
| 10/30/2008 | 1381 | Manual | 8,000 | | | | | repair masonary st |
| 9/20/2001 | 678 | Porch | 15,700 | C | | | | REPLACE STAIRS-ENL |
| 5/16/1995 | 255 | Manual | 20,000 | | | | | RAMP/STAIRCASE |
| 2/13/1995 | 57 | Manual | 5,000 | | | | | MINOR DEMO |
| 12/8/1994 | 84 | | 10,000 | | | | | CHANGE TO DAY CARE |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/16/2018 | Meas/Inspect | HS | Hanne S |
| 3/13/2017 | I & E Return | MM | Mary M |
| 3/31/2016 | I & E Return | MM | Mary M |
| 4/30/2014 | External Ins | PC | PHIL C |
| 7/12/2013 | Info Fm Prmt | EMK | Ellen K |
| 3/24/2009 | Info At Door | 201 | PATRIOT |
| 6/13/2000 | Meas/Inspect | 263 | PATRIOT |
| 11/1/1989 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 352 | Daycare | | 20207 | | Sq. Ft. | Site | | 0 | 30.5 | 1.35 | CA | | | | | | | | | 829,996 | | | | | | 830,000 | |

Total AC/HA: 0.46389 | Total SF/SM: 20207 | Parcel LUC: 352 Daycare | Prime NB Desc: COMM AVG | Total: 829,996 | Spl Credit | Total: 830,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 98 - Day Care | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 6 - Stucco | | |
| Sec Wall: | 2 - Clapboard | 5 | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 5 - Tile | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - Good (+) | | |
| Year Blt: | 1925 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | 8 | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 15 - Carpet | | |
| Sec Floors: | 14 - Asphalt Tile | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | 0 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Fair |
| A Bath: | 1 | Rating: | Poor |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 2 | Rating: | Average |
| A HBth: | 1 | Rating: | Poor |
| OthrFix: | 2 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 24. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 24.5 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 1.03730428 |
| Const Adj.: | 0.95391059 |
| Adj $ / SQ: | 98.950 |
| Other Features: | 31950 |
| Grade Factor: | 1.46 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 761920 |
| Depreciation: | 186670 |
| Depreciated Total: | 575249 |

## COMMENTS

ANOTHER PLACE TO GROW.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 0 | BRs: | 0 | Baths: | 1 | HB | 2 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| Totals | | | |
| 0 | | | |

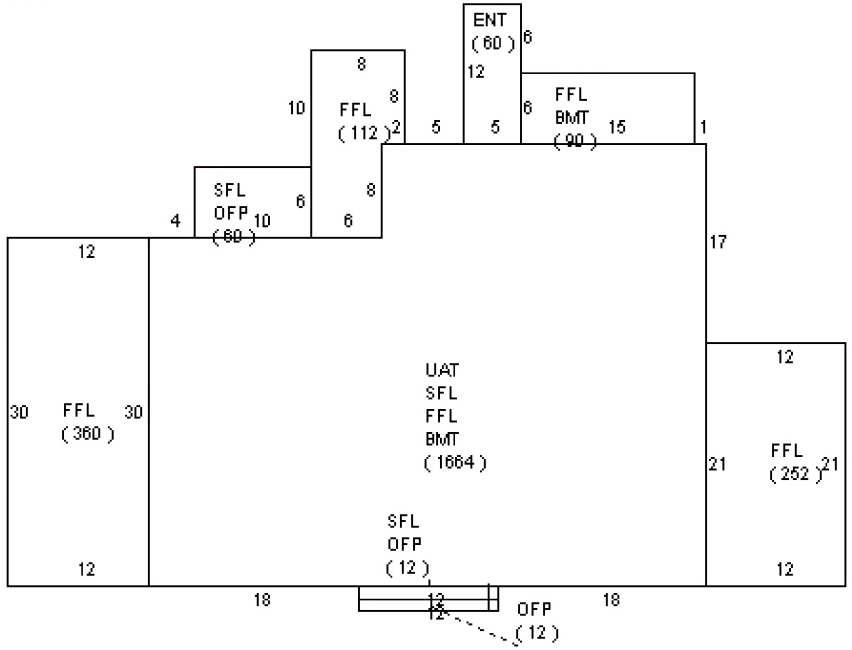
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 144.47 |
| Special Features: | 0 | Val/Su Net: | 88.11 |
| Final Total: | 575200 | Val/Su SzAd | 136.50 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 2,478 | 98.950 | 245,197 |
| BMT | Basement | 1,754 | 29.680 | 52,067 |
| SFL | Second Floor | 1,736 | 98.950 | 171,776 |
| UAT | Upper Attic | 416 | 39.580 | 16,465 |
| OFP | Open Porch | 84 | 34.480 | 2,896 |
| ENT | ENTRY | 60 | 25.180 | 1,511 |

| Net Sketched Area: | 6,528 | Total: | 489,912 |
|---|---|---|---|

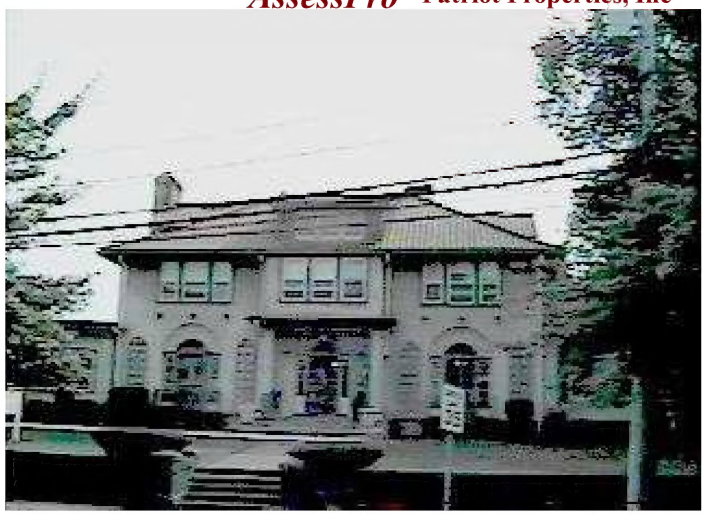
| Size Ad | 4214 | Gross Are | 7776 | FinArea | 4214 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

121.0-0002-0001.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 21X22 | A | FR | 1925 | 20.41 | T | 50 | 352 | | | 4,700 | | | 4,700 |
| 83 | Sign | D | Y | 1 | 16 | A | AV | 2000 | 57.03 | T | 15.2 | 352 | | | 800 | | | 800 |

| More: | N | Total Yard Items: | 5,500 | Total Special Featues: | | Total: | 5,500 |
|---|---|---|---|---|---|---|---|